

**121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

Approval of the agenda for the May 17, 2019 regular meeting of the Board.

Application for a special use to establish residential use below the second floor for a proposed three story, six dwelling unit building with a six car garage.

Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit with a three car garage.

Application for a special use to allow a sports and recreation, participant 149 person capacity (indoor soccer field) in an existing one-story warehouse.

Application for a special use to establish a beauty salon

Application for a special use to expand an existing school use with a proposed three-story addition to the existing two and three story building.

<b>244-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 29</b>
<b>APPLICANT:</b>	Workers for Christ Ministries Apostolic Church, NFP	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	512 S. Cicero Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a religious assembly facility with forty-five seats and accessory offices on the ground floor only of an existing two-story building.	
<b>245-19-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 29</b>
<b>APPLICANT:</b>	Workers for Christ Ministries Apostolic Church, NFP	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	512 S. Cicero Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a transit served location for a 100% reduction of the required six parking spaces for a proposed forty-five seat religious assembly and accessory offices on the ground floor only of an existing two-story building.	
<b>246-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 9</b>
<b>APPLICANT:</b>	Michelle Adekola	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10237 S. Forest Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the combined side setback from the required 9' to zero, rear setback from 35' to 4.45' for a proposed 6.33' high iron fence and gate, a rear two-story addition, a front accessible ramp on the existing two-story, single family residence.	
<b>247-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Antonia Lamas	
<b>OWNER:</b>	Marquette Bank and Trust as Trustee of Land Trust # 13652 dated 2/14/96	
<b>PREMISES AFFECTED:</b>	2600 W. 55th Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.5' to 27.48' for a proposed rear three-story addition, side canopies and a side covered stairway onto an existing three-story building being converted from two dwelling units to three dwelling units.	
<b>248-19-S</b>	<b>ZONING DISTRICT: PMD-9</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	Healthcare Alternative Systems, Inc.	
<b>OWNER:</b>	Trust No. 01-9064, Steve Casper and James Bolduc	
<b>PREMISES AFFECTED:</b>	4734 W. Chicago Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a medical service use within an existing two-story building.	

<b>249-19-Z</b>	<b>ZONING DISTRICT: PMD-9</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	Healthcare Alternative Systems, Inc.	
<b>OWNER:</b>	Trust No. 01-9064, Steven Casper, and James Bolduc	
<b>PREMISES AFFECTED:</b>	4734 W. Chicago Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the off-street parking from the required twenty-nine stalls to twenty-three stalls to serve a proposed medical service facility in an existing two-story building.	
<b>250-19-Z</b>	<b>ZONING DISTRICT: PMD-9</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	Healthcare Alternative Systems, Inc.	
<b>OWNER:</b>	Trust No. 01-9064, Steven Casper, James Bolduc	
<b>PREMISES AFFECTED:</b>	4731 W. Rice Street	
<b>SUBJECT:</b>	Application for a variation to establish an accessory off-site parking lot with twenty-three parking stalls to serve a proposed medical service facility located at 4734 W. Chicago Avenue	
<b>251-19-S</b>	<b>ZONING DISTRICT: DX-7</b>	<b>WARD: 42</b>
<b>APPLICANT:</b>	Kadampa Meditation Center New York	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	375 W. Erie Street, Unit C-101	
<b>SUBJECT:</b>	Application for a special use to establish a religious assembly facility.	
<b>252-19-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Buck Town Leasing Group, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1231 N. Ashland Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area per unit from the required 6,000 square feet to 5,830 square feet for the conversion of a three and four-story, five dwelling unit building to a six dwelling unit building.	
<b>253-19-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Buck Town Leasing Group, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1231 N. Ashland Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 28.1' on floors containing dwelling units for a proposed two-story vestibule to access an additional dwelling unit in an existing three and four-story, five dwelling unit building to be converted to a six dwelling unit building	

<b>254-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 39</b>
<b>APPLICANT:</b>	Janet Geisler	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5936 N. Leonard Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the northwest side setback from the required from 4' to 3.75' (southeast to remain at zero), combined side setback from 9' to 3.75' for a proposed rear addition to the existing two-story, two dwelling unit building to be converted to a single family residence.	
 <b>255-19-Z</b>	 <b>ZONING DISTRICT: B1-3</b>	 <b>WARD: 11</b>
<b>APPLICANT:</b>	William Tong	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2910 S. Archer Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building with an attached four-car garage.	
 <b>256-19-Z</b>	 <b>ZONING DISTRICT: B1-3</b>	 <b>WARD: 11</b>
<b>APPLICANT:</b>	William Tong	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2910 S. Archer Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce on-site accessory required parking spaces from five to four for a proposed four-story mixed use building with an attached four-car garage.	
 <b>257-19-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 45</b>
<b>APPLICANT:</b>	Anastasia Rozdobutko dba Anastasia Nails and Spa, Inc.	
<b>OWNER:</b>	4936-50 Irving Park, LLC	
<b>PREMISES AFFECTED:</b>	4946 W. Irving Park Road	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	
 <b>258-19-Z</b>	 <b>ZONING DISTRICT: RS-3</b>	 <b>WARD: 32</b>
<b>APPLICANT:</b>	Jenny Anselmo	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1914-16 N. Oakley Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the south setback from the required 5.64' to 4.92' (north shall be 5.7'), combined side setback from 14.11' to 10.62', rear setback from 35.37' to 22.42' for a proposed rear three-story addition to the existing three-story, two dwelling unit building.	
 <b>259-19-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 44</b>
<b>APPLICANT:</b>	Dusk 'Til Dawn, Inc.	
<b>OWNER:</b>	Mendoza Family Holdings, LLC	
<b>PREMISES AFFECTED:</b>	3448 N. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish a massage establishment.	

**260-19-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 38**

**APPLICANT:** Yanhong Song/ Kingston Reflexology, LLC

**OWNER:** JVS Leasing, Inc.

**PREMISES AFFECTED:** 3703 N. Harlem Avenue

**SUBJECT:** Application for a special use to establish a massage establishment

<b>261-19-Z</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	Raymond E. List and Susan M. List Living Trust	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3524 N. Halsted Street	
<b>SUBJECT:</b>	Application for a variation to reduce the required parking from one stall to zero for a proposed one-story front addition, one-story rear addition, two-story upper building addition and a rear open roof deck for the existing one story building with new animal service and one dwelling unit above.	

<b>262-19-Z</b>	<b>ZONING DISTRICT: RS-1</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Catholic Bishop of Chicago, Christ the King Parish	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	9240 S. Hoyne Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the allowable floor area for a non-residential use in a residential district for a proposed two-story addition to the existing two-story school and two-story convent which will be converted to part of the existing school use.	

<b>263-19-Z</b>	<b>ZONING DISTRICT: RS-1</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Catholic Bishop of Chicago, Christ the King Parish	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	9240 S. Hoyne Avenue	
<b>SUBJECT:</b>	Application for a variation to eliminate the required landscape setbacks along 93rd Street and Hamilton Avenue and to allow a 4' high ornamental fence to be installed at property lines (along existing parking lot areas adjacent to streets) and to reduce the interior landscape area from the required 3,587 square feet with twenty-nine trees to approximately 800 square feet with three trees for the existing school, church and rectory with existing parking lots on-site.	

<b>264-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Joseph O'Hara	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10637 S. Springfield Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north and south setbacks from 4' each to 3', combined side setback from 12' to 6' for a proposed two-story, single family residence with an attached two-car garage.	

<b>265-19-Z</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 31</b>
<b>APPLICANT:</b>	Klairmont Collections NFP	
<b>OWNER:</b>	Klairmont Family Associates ("KFA")	
<b>PREMISES AFFECTED:</b>	3111 N. Knox Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license for a proposed indoor antique car display which is located within 125' of a residential district.	
<b>266-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Edward Roberts	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5513 N. Mont Clare Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north setback from the required 4' to 2.77', south setback from 4' to 2.28', combined side setback from 9' to 5.57' for a proposed two-story, single family residence.	
<b>267-19-Z</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	El Cantante Restaurant, LLC dba La Pulqueria	
<b>OWNER:</b>	Guillermina Carmona	
<b>PREMISES AFFECTED:</b>	2501 S. Western Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide live entertainment, music, dj, cover charge and rental within an existing restaurant which is located within 125' of a residential district.	
<b>268-19-S</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Guillermina Carmona	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2342-46 W. 25th Street	
<b>SUBJECT:</b>	Application for a special use to establish an accessory off-site parking lot to serve an existing restaurant located at 2501 S. Western Avenue.	
<b>269-18-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 33</b>
<b>APPLICANT:</b>	Silas Tyler & Annabelle Wong	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4947 N. Central Park Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 35.04' to 1.74', south setback from 4' to zero, (north to be 2.14'), combined side setback from 10.5' to 2.14' for a 6' and 8' tall fence and gate at the rear and south of the existing single family residence.	



<b>164-19-Z</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Chris Araiza	
<b>OWNER:</b>	Jacel Kozminski	
<b>PREMISES AFFECTED:</b>	4758 S. Pulaski Road	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125' of a residential district.	

**FOR VOTE ONLY**

<b>202-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Jonathan Helton and Megan Webster	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1512 N. Paulina Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 28' to 2', north setback from 2' to zero, south from 2' to zero, combined side setback from 4.8' to zero for a new roof deck and stairs with trellis walls and fireplace on the existing two car garage and a new one-story open deck to serve the existing single family residence.	

<b>203-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Jonathan Helton & Megan Webster	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1512 N. Paulina Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 156 square feet to 101.87 square feet for a proposed garage roof deck with trellis walls, fire place and stairs on the existing garage and a new one-story open deck to serve the existing single family residence.	

<b>225-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 39</b>
<b>APPLICANT:</b>	6148 Milwaukee, Inc.	
<b>OWNER:</b>	John P. Ehsoo	
<b>PREMISES AFFECTED:</b>	6148 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to expand an existing tavern with an outdoor patio.	



**2:00 P.M.**

<b>274-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	3045 Norclark Restaurant, LLC	
<b>OWNER:</b>	3458 N Clark, LLC	
<b>PREMISES AFFECTED:</b>	3458 N. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish two new outdoor rooftop patio areas at an existing two-story general restaurant building.	

<b>275-19-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Stephen and Diana Isaacs	
<b>PREMISES AFFECTED:</b>	336 W. Wisconsin Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 35.25' to 3.02', east and west from 2.53' each to zero, combined site setback from 6.32' to zero for a proposed roof deck with trellis, one-story storage and to replace the roof of the existing pool enclosure serving the existing four-story, single family residence.	

<b>276-19-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Everbrite 3045 N. Ashland, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3045 N. Ashland Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed detached garage with a roof deck, pergola and a connecting stair way to the existing rear open porch of the three-story, three dwelling unit building.	

<b>277-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 22</b>
<b>APPLICANT:</b>	Specialized Staffing Solutions, Inc.	
<b>OWNER:</b>	Arturo E. Garza	
<b>PREMISES AFFECTED:</b>	4045 W. 26th Street	
<b>SUBJECT:</b>	Application for a special use to establish a day labor employment agency.	

**278-19-S**                      **ZONING DISTRICT: B3-5**                      **WARD: 44**

**APPLICANT:** Spruce Salon Corp.

**OWNER:** Diversey Clark Properties, LLC

**PREMISES AFFECTED:** 2815 N. Pine Grove Avenue

**SUBJECT:** Application for a special use to establish a beauty salon.

<b>279-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 29</b>
<b>APPLICANT:</b>	Chaste Essentials Inc. dba Chaste Hair	
<b>OWNER:</b>	PP Fin Chicago 4, LLC	
<b>PREMISES AFFECTED:</b>	7 S. Austin Boulevard	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	

<b>280-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Michael Clancy	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10759 S. Campbell	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 22.85' to 10', rear property line abutting a side property line on a reverse corner lot for an accessory building from 5' to 2' for a proposed two-story, single family residence with a detached two-car garage.	
<b>281-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Joseph R. Wortell / The Natural Barber Shop, LLC	
<b>OWNER:</b>	Armitage Building Corporation	
<b>PREMISES AFFECTED:</b>	2949 W. Armitage Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop.	
<b>282-19-Z</b>	<b>ZONING DISTRICT: M1-2</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	Crown Castle GT Company, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2282-86 N. Clybourn Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the east setback along N. Clybourn from the required 20' to 4.33', south setback from 30' to 9.5' for a proposed accessory equipment cabinet to serve an existing wireless communication tower.	
<b>283-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Salon Loft Groups, LLC	
<b>OWNER:</b>	3300 N. Lincoln, LLC	
<b>PREMISES AFFECTED:</b>	3300 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	
<b>284-19-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Salon Loft Groups, LLC	
<b>OWNER:</b>	STRS L3 ACQ5, LLC	
<b>PREMISES AFFECTED:</b>	4740 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	
<b>285-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 21</b>
<b>APPLICANT:</b>	Afiwa Soglohoun Ametepe	
<b>OWNER:</b>	Aman Ghafoor	
<b>PREMISES AFFECTED:</b>	1521 W. 87th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair braiding salon.	
<b>286-19-S</b>	<b>ZONING DISTRICT: DX-5</b>	<b>WARD: 42</b>
<b>APPLICANT:</b>	Sara Johns	
<b>OWNER:</b>	Philip Sardo	
<b>PREMISES AFFECTED:</b>	642 N. Dearborn Avenue, Unit 3	
<b>SUBJECT:</b>	Application for a special use to establish a fortune telling service.	

<b>287-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Michael Drommerhausen	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1245 W. Webster Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 22' to zero, rear feature setback from 2' to zero, east setback from 3.1' to zero for a proposed rear garage with roof deck and trellis with an open stair at grade and open stair access from the upper floor of the existing two-story, two dwelling unit building to the roof deck garage.	
 <b>288-19-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 2</b>
<b>APPLICANT:</b>	Michael Drommerhausen	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1245 W. Webster Avenue	
<b>SUBJECT:</b>	Application for a variation to relocate the required 149.11 square feet to a proposed garage roof deck to serve an existing two-story, two dwelling unit building.	
 <b>289-19-Z</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 30</b>
<b>APPLICANT:</b>	Constantina Koudounis Trust	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2992 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, retail and thirteen dwelling unit building.	
 <b>290-19-Z</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 30</b>
<b>APPLICANT:</b>	Constantina Koudounis Trust	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2992 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building.	
 <b>291-19-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 33</b>
<b>APPLICANT:</b>	2710 W. Montrose, LLC	
<b>OWNER:</b>	Melania Megaris	
<b>PREMISES AFFECTED:</b>	2710 W. Montrose Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit building with a detached three-car garage.	

<b>292-19-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 33</b>
<b>APPLICANT:</b>	2710 W Montrose, LLC	
<b>OWNER:</b>	Melania Megaris	
<b>PREMISES AFFECTED:</b>	2710 W. Montrose Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed three-story, three dwelling unit building with a detached three-car garage with a roof deck and access stairs from the rear open porch.	
<b>293-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 35</b>
<b>APPLICANT:</b>	Southern Holdings, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3535 W. Wrightwood Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.5' to zero, west setback from 5.53' to 0.36' (east to be zero for abutting a public street) for a proposed one-story addition and two, second floor additions to convert the existing two story building to a two dwelling unit building.	
<b>294-19-S</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	W Lake Street Holdings, LLC	
<b>OWNER:</b>	PR Lake St, LLC	
<b>PREMISES AFFECTED:</b>	1111-13 W. Lake Street	
<b>SUBJECT:</b>	Application for a special use to establish an outdoor rooftop patio on the second floor of an existing two-story building which will serve an existing restaurant.	
<b>295-19-S</b>	<b>ZONING DISTRICT: B1-3</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Anara Ryspekova / Beauty Salon Rami Cami, LLC	
<b>OWNER:</b>	Elaine Lacata & Richard Lacata dba Reebie Storage/ Moving	
<b>PREMISES AFFECTED:</b>	2337 N. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	
<b>296-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	2048 N Wood Street	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2034-48 N. Wood Street / 2034 N. Avondale Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the lot area from the required 8,000 square feet to 7,890 square feet for a proposed three-story, eight dwelling unit building with an attached eight-car garage.	

<b>297-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	2048 N Wood, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2324-48 N. Wood Street / 2034 N. Avondale Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 15' to 8.4', north setback from 4.8' to 0.69', south setback from 4.8' to 4', combined side setback from 11.93' to 4.69', rear from 42.63' to 2.5', for a proposed three-story, eight dwelling unit building with an attached eight-car garage.	
 <b>298-19-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 32</b>
<b>APPLICANT:</b>	2048 N Wood, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2034-48 N. Wood Street / 2034 N. Avondale Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 520 square feet to 360.44 square feet for a proposed three-story, eight dwelling unit building with an attached eight-car garage.	
 <b>299-19-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 43</b>
<b>APPLICANT:</b>	2633 Mildred, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2633 N. Mildred Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard setback from the required 37.92' to 2' for a proposed roof top deck and stair connection to the existing three-story, two dwelling unit building.	
 <b>300-19-S</b>	 <b>ZONING DISTRICT: B1-2</b>	 <b>WARD: 43</b>
<b>APPLICANT:</b>	2212 N. Halsted, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2212 N. Halsted Street	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with a private roof deck and detached and a detached, three-car garage.	
 <b>301-19-Z</b>	 <b>ZONING DISTRICT: RS-2</b>	 <b>WARD: 13</b>
<b>APPLICANT:</b>	James DiPasquale	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5743 S. Natchez Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 20.77' to 15', north setback from 4.10' to 3.40' (south to be 12.8'), combined side setback to be 16.2' for a proposed two-story, single family residence with a front roofed open porch.	

<b>302-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	Gerald Coyle	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1220 W. Flourney Street	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,900 square feet to convert at four-story, three dwelling unit building to a four dwelling unit building.	

**CONTINUANCES**

<b>189-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	Gerald Coyle	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1220 W. Flourney Street	
<b>SUBJECT:</b>	Application for a variation to increase the floor area ratio from 1.2 to 1.65 for a proposed rear three-story addition with roof deck for the existing four-story, three dwelling unit building.	

<b>140-19-Z</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 21</b>
<b>APPLICANT:</b>	Beverage Art II dba Wild Blossom II Southworks Brewing Co.	
<b>OWNER:</b>	9015 S. Hermitage, LLC	
<b>PREMISES AFFECTED:</b>	9016-30 S. Hermitage Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide live entertainment and retail space within an existing brewery which is located within 125' of a residential district.	

<b>200-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 29</b>
<b>APPLICANT:</b>	Belmont Real Estate, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3200 N. Harlem Avenue	
<b>SUBJECT:</b>	Application for a special use to expand an existing gas station with a proposed rear one-story addition to the existing convenience store and a new one-story car wash.	

<b>201-19-Z</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 29</b>
<b>APPLICANT:</b>	Belmont Real Estate, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3200 N. Harlem Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the south end reverse corner lot setback from the required 7.5' to zero, west end setback from 5' to zero for a proposed one-story rear addition to the existing convenience store and a new one-story car wash.	

<b>213-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	SST Real Estate Group, LLC Series 1821 Sawyer	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1821 N. Kimball Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north setback from the required 2.16' to zero (south to be 3'), combined side setback from 5.4' to 3.0' for a proposed four-story, five dwelling unit building with five rear unenclosed parking stalls.	
<b>214-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	SST Real Estate Group, LLC Series 1821 Sawyer	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1821 N. Kimball Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 311.6 square feet to 245.92 square feet for a proposed four-story, five dwelling unit building with five unenclosed parking stalls.	
<b>215-19-Z</b>	<b>ZONING DISTRICT: RM-6</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Cloud Property Management, LLC 3132-34 Series	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3132 S. Lituanica Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 10.72' to 1.49', rear setback from 26.79' to 10.67', north setback from 5' to 4.26' (south to be 5.30'), combined side setback from 10' to 9.56' to convert an existing three-story building to a four-story, seven dwelling unit building.	
<b>216-19-Z</b>	<b>ZONING DISTRICT: RM-6</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Cloud Property Management, LLC 3132-34 Series	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3132 S. Lituanica Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the number of parking spaces from the required seven to six for the proposed conversion of an existing three-story building into a four-story, seven dwelling unit building.	
<b>223-19-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	3235 Wilton, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3235 N. Wilton Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 32.99' to 27.33' for a proposed four-story, four dwelling unit building with two indoor and two exterior parking spaces.	

<b>224-19-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	3235 Wilton, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3235 N. Wilton Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 144.05 square feet to 51 square feet for a proposed four-story, four dwelling unit building with two indoor and two exterior parking spaces.	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 111-19-S, 162-19-S and 163-19-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 19, 2019.

Adjournment.